

# *St. Louis City Ordinance 65152*


FLOOR SUBSTITUTE  
BOARD BILL NO.[00]

INTRODUCED BY ALDERMAN LYDA KREWSON

AN ORDINANCE ESTABLISHING AND CREATING A  
COMMUNITY UNIT PLAN FOR AN AREA LOCATED IN THE  
CITY OF ST. LOUIS AND COMPRISING A PORTION OF THE  
WASHINGTON UNIVERSITY CAMPUS.

Whereas, the zoning ordinance of the City of St. Louis authorizes the establishment and creation of Community Unit Plans (CUP's), a special zoning "overlay" tool authorizing the appropriate development of residential or commercial uses, or the combination thereof, to provide for a scale and flexibility of development which could not otherwise be achieved through the existing single use zoning districts;and

Whereas, on October 4, 2000, Washington University submitted to the Planning Commission of the City of St. Louis a Community Unit Plan (Plan) for an area of land comprising not less than 15 acres (including streets and alleys, except boundary streets), all of which is owned by Washington University (the "Area"); and

Whereas, the Planning Commission has reviewed such Plan and reported its findings and recommendations to the Board of Aldermen of the City of St. Louis which such report contains the Planning Commission's reasons for approval and specific evidence and facts regarding the conditions set forth in 26.80.070.C. of the Revised Code of the City of St. Louis; and

BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:

SECTION ONE. Findings of Fact.

The Board of Aldermen of the City of St. Louis hereby finds and determines that: (i) the values of buildings and the character of the property adjacent to the Area will not be adversely affected by the Plan; (ii) the Plan is consistent with the intent and purposes of the Zoning Code to promote public health, safety, morals and general welfare; (iii)

average lot area per family will not be reduced from that required by the underlying zoning district; and (iv) adoption of the Plan for the Area is in the best interests of the citizens of the City of St. Louis.

## SECTION TWO. Establishment and Creation of the Community Unit Plan for the Area.

The Community Unit Plan, as proposed by Washington University on October 4, 2000 is hereby approved and adopted, a copy of which is attached hereto and incorporated herein. Thus, there is hereby created a Community Unit Plan for the real property described below:

Beginning at the Southeasterly corner of said City Block No. 5413, said point being in the Westerly line of Skinker (100' wide) Boulevard at said Westerly line's intersection with the Northerly line of Forsyth Boulevard; thence along said Northerly line, North 89 degrees 59 minutes 40 seconds West, a distance of 570.00 feet to the Southwesterly corner of said "City Block No. 5413"; thence leaving said Northerly line and along the Westerly line of said "City Block No. 5413: North 00 degrees 19 minutes 38 seconds East, a distance of 1159.19 feet to a point in the southerly line of Millbrook (formerly Rock Island Highway) Boulevard; thence along said Southerly line, North 00 degrees 14 minutes 14 seconds East, a distance of 7.59 feet to a point; thence South 89 degrees 42 minutes 52 seconds East, a distance of 170.01 feet to a point; thence South 00 degrees 03 minutes 40 seconds West, a distance of 15.00 feet to a point; thence South 89 degrees 55 minutes 49 seconds East; a distance of 369.74 feet to a point; thence along a curve to the right having a radius of 45.00 feet, the chord of which bears, South 68 degrees 53 minutes 59 seconds East, an arc distance of 33.07 feet to a point in the Westerly line of Skinker (100' wide) Boulevard; thence along said Westerly line, South 00 degrees 19 minutes 45 seconds West, a distance of 1138.90 feet to the point of beginning.

Said tract of land containing 15.116 acres (658,475 S.F.) more or less, and being situated in the City of St. Louis, Missouri.

### SECTION THREE. Severability.

If any provision of this Ordinance shall be held or deemed to be invalid, inoperative or unenforceable as applied in any particular case in any jurisdiction or jurisdictions or in all jurisdictions, or in all cases because of conflicts with any provision or provisions hereof or any constitution or statute or rule of public policy, or for any other reason, such circumstances shall not have the effect of rendering the provision in question inoperative or unenforceable in any other case or circumstance, or of rendering any other provision or provisions herein contained invalid, inoperative or unenforceable to any extent whatever.

### SECTION FOUR. Emergency Clause.

Passage of this Ordinance being deemed necessary for the immediate preservation of the health and welfare of the residents of the City of St. Louis, it is hereby declared to be an emergency measure within the meaning of Sections 19 and 20 of Article IV of the Charter of the City of St. Louis and shall become effective immediately upon its passage and approval by the Mayor.

## WASHINGTON UNIVERSITY HILLTOP CAMPUS

### COMMUNITY UNIT PLAN

The Washington University, a corporation established by Act of the General

Assembly of the State of Missouri approved February 22, 1853 and acts amendatory thereto, hereby submits its application for a Community Unit Plan pursuant to §26.80.070 of the Revised Code of the City of St. Louis.

This application consists of (a) the narrative set forth below, (b) the plan documents, incorporated herein by reference, prepared by Mackey Mitchell & Associates, dated September 20, 2000, under the caption "Washington University Hilltop Campus Community Unit Plan", and (c) the legal description and site plan of the land to be included in the Community Unit Plan, incorporated herein by reference and attached hereto as Exhibit A.

The University is the owner of this land, except for a small portion located within University Circle, a public street. Concurrently with this application, the University is filing a petition with the City of St. Louis Street Department to vacate this portion of University Circle. Assuming the petition is granted, ownership of the land will revert to the University, to be included within the Community Unit Plan. Accordingly, the University requests that this application be approved subject to the condition that the petition to vacate a portion of University Circle is granted.

## Narrative

### Introduction

Washington University in St. Louis is ready to embark on a major building campaign that is expected to result in the construction of several new academic buildings at the east end of the Hilltop Campus in the City of St. Louis in the coming years.

To continue the University's ascent among the nations premier institutions of higher education and to continue to attract the best students, faculty, and staff, it is essential for the University to increase space for its educational and research mission. Although the University does not envision a significant increase in campus population, it is of the utmost importance for the University to provide its students and faculty with state-of-the-art classrooms, laboratories and offices.

The University anticipates investing over \$200 million new buildings at the western edge of the City of St. Louis over the next several years. When completed, these new buildings will house over two hundred faculty and staff members, most of whom who will be relocated from other parts of the University. These employees will contribute to the City's economic base through the earnings tax.

The University plans to construct between five and eight new academic buildings. The new buildings north of Brookings Drive will be in predominantly the collegiate gothic style, in harmony with the existing architecture elsewhere on much of the Hilltop Campus. The new buildings south of Brookings Drive will complement the architecture of the existing buildings in this area along Forsyth Boulevard. Existing large surface parking lots will be phased out and replaced with a partially or totally underground parking facility. High quality landscaping will

complement the area, and the east end of the Hilltop Campus will in general more closely resemble the rest of the campus in terms of green space and attractive academic buildings elsewhere on the Hilltop Campus. The total number of new buildings to be constructed and the particular footprint and orientation of each will be determined over time. Brookings Hall will remain the signature building of the University on the Hilltop Campus, and the new buildings in this area will be scaled and located so as not to diminish its prominence.

The plan calls for construction to be competed in phases, as follows:

#### Phase 1 2000 - 2001

In Phase 1, the University will begin construction of a new building of approximately 110,000 gross square feet to house the Biomedical Engineering Department of the School of Engineering & Applied Science. This first building will straddle the boundary line between the City of St. Louis and the County of St. Louis, just east of Hoyt Drive and south of Millbrook Boulevard. This building will house classrooms, laboratories, and academic offices.

The Biomedical Engineering building will be built on an existing surface parking lot. To replace that parking, the University will temporarily pave the area at the southwest corner of Skinker and Millbrook Boulevards. This area will be replaced with academic buildings in subsequent phases as indicated in the plan documents. During the time that this area is used for parking, the perimeter will be significantly landscaped to provide screening. The University will also upgrade lighting, landscaping, sidewalks and pedestrian walkways along the west side of Skinker Boulevard and the south side of Millbrook Boulevard between Skinker Boulevard and Hoyt Drive.

#### Phase 2: 2001 - 2002

In Phase 2, the University will begin construction of two buildings that will comprise a portion of the Washington University Visual Arts and Design Center. These buildings, totally approximately 90,000 square feet, will house the University's Gallery of Art and will enhance the Schools of Art and Architecture. They are currently in final design by the internationally acclaimed architectural firm Maki & Associates.

During this phase the University will also begin a major renovation of three existing buildings: Givens Hall, Steinberg Hall, and Bixby Hall, located on Forsyth Boulevard immediately west of Skinker Boulevard.

### Phase 3: 2002 - 2003

In Phase 3, the University will begin construction of a new building of approximately 110,000 gross square feet at the southwest corner of Skinker and Millbrook Boulevards for the Electrical Engineering and Computer Science Departments within the School of Engineering & Applied Science. Like the other new buildings, this facility will house classrooms, laboratory and research areas, and academic offices. There will be suitable setback from Millbrook and Skinker Boulevards, as indicated in the plan documents. Although not yet designed, it is anticipated that this building will also be in the collegiate gothic architectural style of the neighboring academic buildings.

### Future Phases: 2004 -2007

In future phases, the University will begin construction of two additional academic buildings for the School of Engineering & Applied Science. One will house the School's administration and support services and the other will serve the remaining engineering programs within the School (civil, electrical, mechanical). Together, these buildings are estimated at 170,000 square feet.

To replace the existing and temporary surface parking that will be displaced due to new construction, the University will build a parking structure partially within or adjacent to the site, and will also provide additional parking facilities in other locations on the Hilltop Campus. Two locations are currently under consideration for the parking structure: (a) partially or totally underground and just to the east of Brookings Hall, and (b) underneath Brookings Drive. The exact location, footprint and design of the parking structure will be determined at a later date. The parking structure will contain between approximately 650 to 966 parking spaces, depending on which location and design is selected. If the location underneath Brookings Drive is selected, the University will plant new trees to replace those displaced by the structure and will landscape the surface above the garage. As soon as practical during these future phases, the temporary surface parking installed in Phase 1 will be removed and restored to green space with academic buildings.

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Legislative History				
1ST READING	REF TO COMM	COMMITTEE	COMM SUB	COMM AMEND
11/03/00	11/03/00	HUDZ		
2ND READING	FLOOR AMEND	FLOOR SUB	PERFECTN	PASSAGE
02/02/01			02/09/01	02/09/01
ORDINANCE	VETOED	VETO OVR	SIGNED BY MAYOR	
65152			02/15/01	